

COYOTE VALLEY SPECIFIC PLAN

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September 13, Task Force Meeting

Public Realm and Land Use, Key Assumptions and Major Form Giving Elements





COYOTE VALLEY SPECIFIC PLAN

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September 13, Task Force Meeting

Public Realm and Land Use, Key Assumptions and Major Form Giving Elements

Index

- Public Realm: Major Form Giving Elements
- Public Realm: Flexible Elements
- Market Analysis
- Land Use: Principles and Assumptions
- Land Use: Proposals
- Land Use: Issues
- Questions from August 30th Task Force Meeting

COYOTE VALLEY SPECIFIC PLAN

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A. Fisher Creek



B. Coyote Lake



C. Canal Park



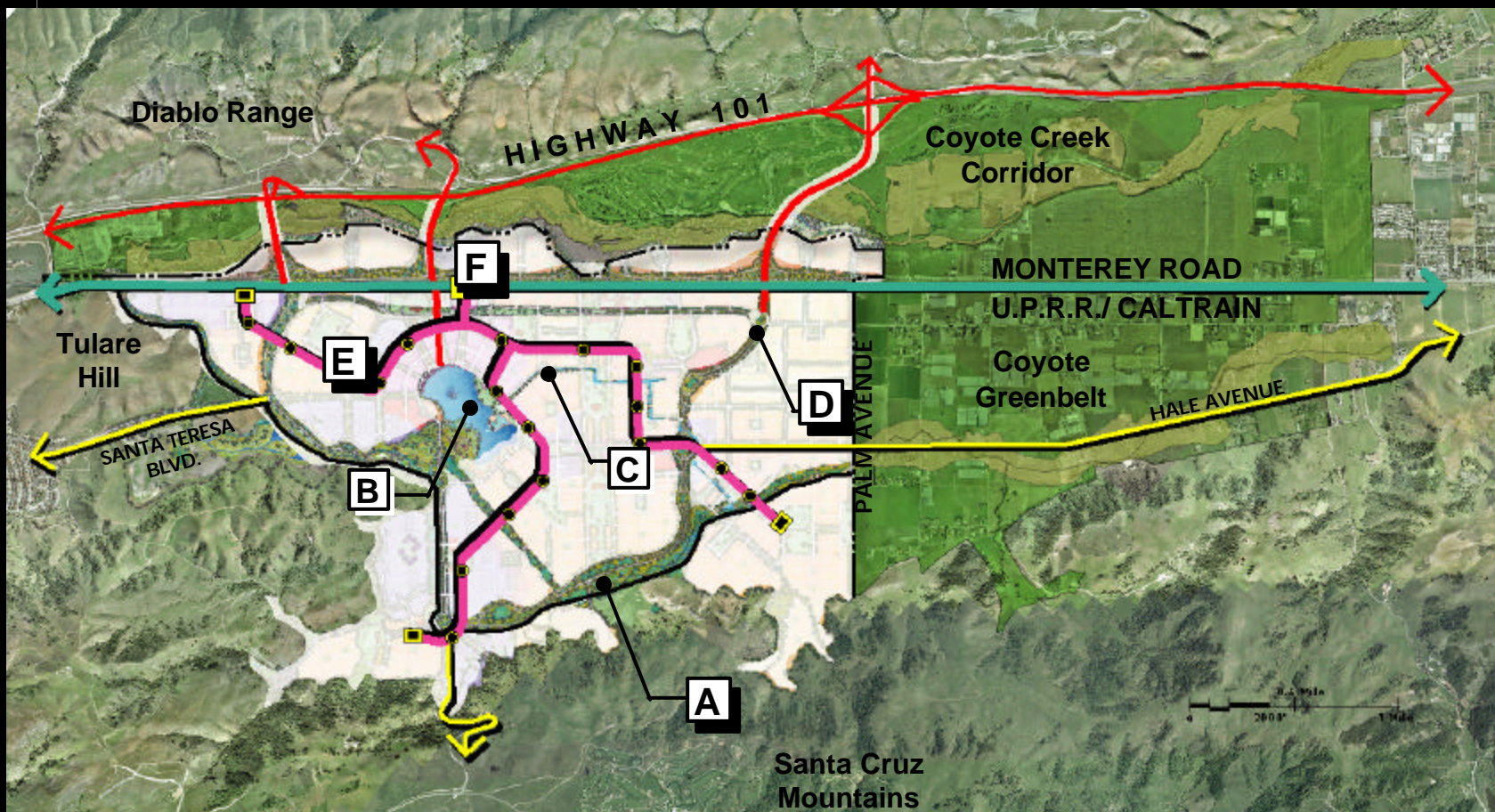
D. Parkway



E. In Village Transit



F. Caltrain

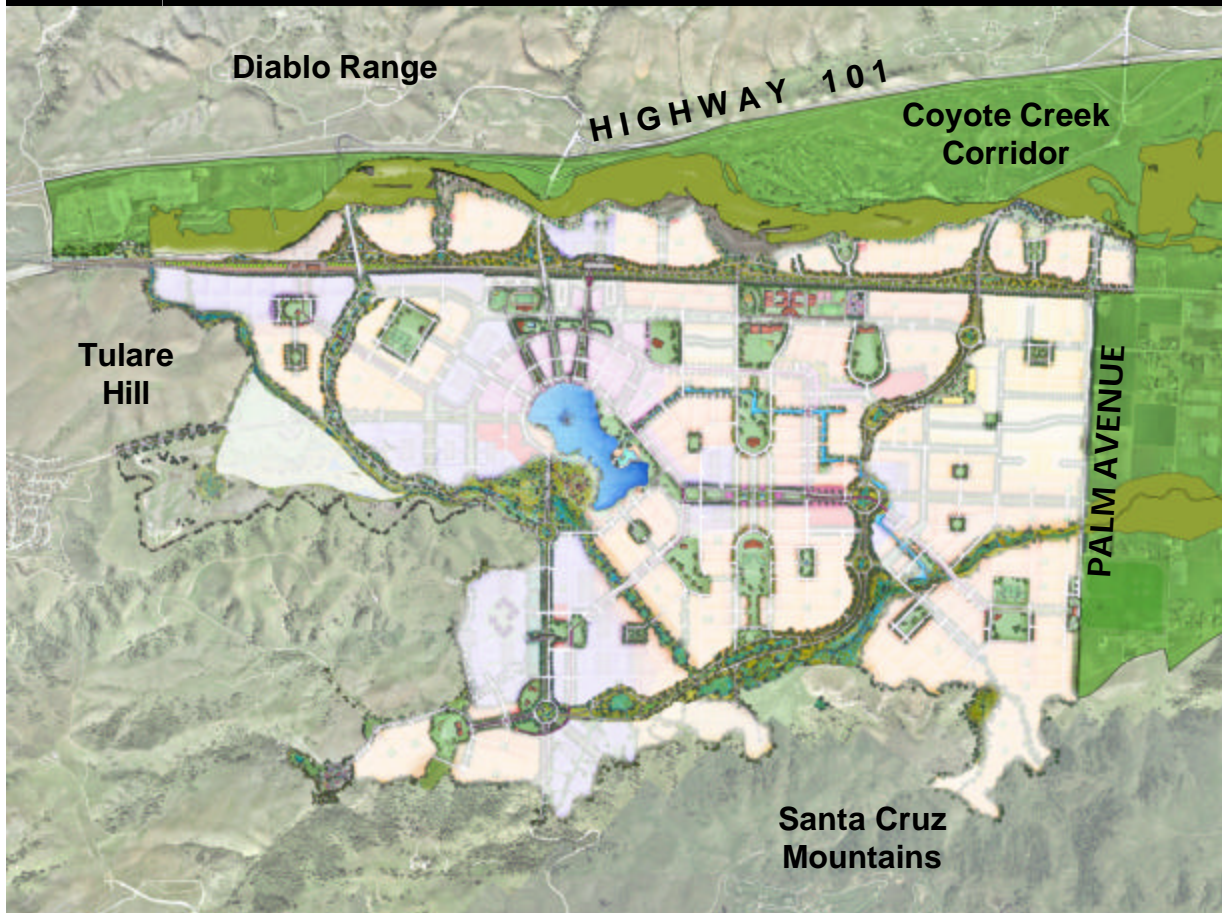


COYOTE VALLEY SPECIFIC PLAN

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PUBLIC REALM

OPEN SPACE/ LANDSCAPE & RECREATION



Planning Goals

- Community Parklands
- Neighborhood Parks
- School Recreational Lands
- Festival Grounds
- Community Gardens

ADDITIONAL OPEN SPACES:

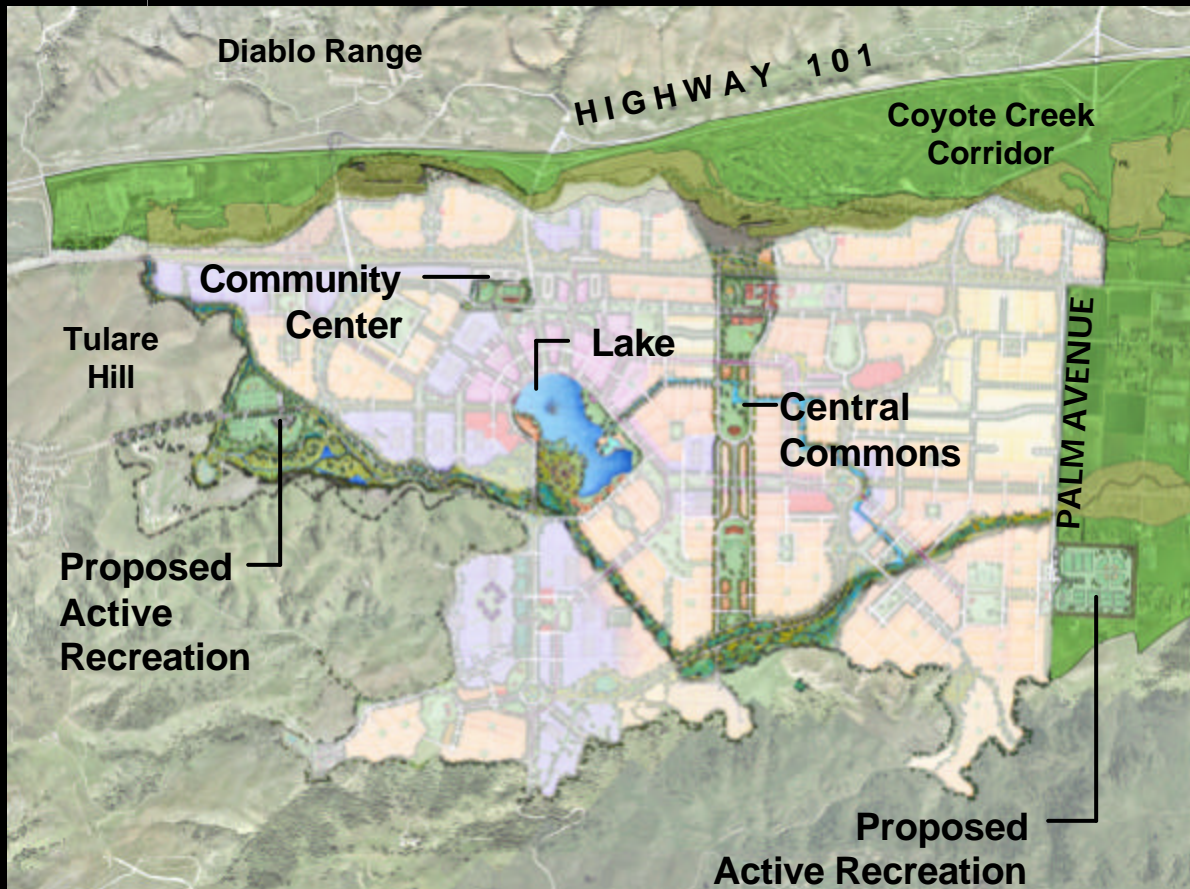
- Fisher Creek Greenway
- Parkway Loop

COYOTE VALLEY SPECIFIC PLAN

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PUBLIC REALM

COMMUNITY PARKLANDS



Planning Goals

- Serves an area within a 1 mile radius
- Large groups
- Active & organized sports
- Group picnic
- Aquatic activities

COYOTE VALLEY SPECIFIC PLAN

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PUBLIC REALM

COMMUNITY PARKLANDS



ACTIVE RECREATION



COMMUNITY CENTER

Planning Goals

- Serves an area within a 1 mile radius
- Large groups
- Active & organized sports
- Group picnic
- Aquatic activities



GROUP PICNIC



ORGANIZED SPORTS

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PUBLIC REALM

COYOTE LAKE



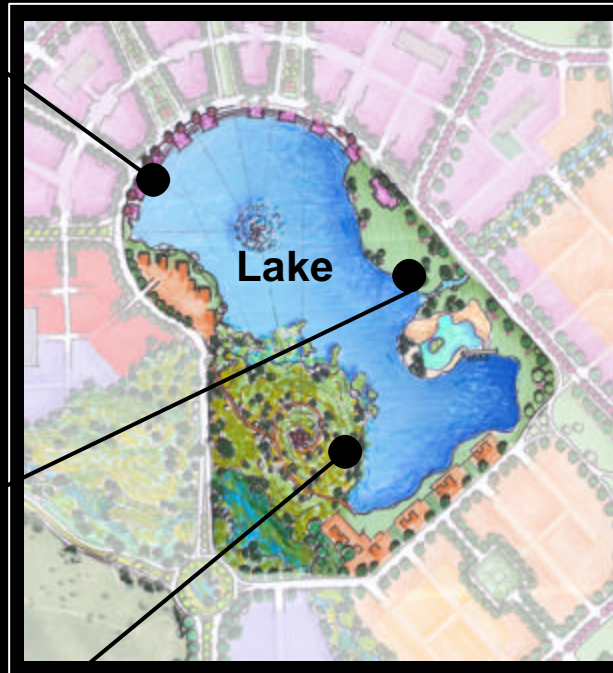
URBAN EDGE



PARK EDGE



NATURAL EDGE



Key Concepts

- Stormwater Detention
- Recreation
- Visual Amenity
- Circulation
- Lake 60 Acres (Approx.)
- Park 25 Acres (Approx.)
- Lake Walk 1.6 Miles



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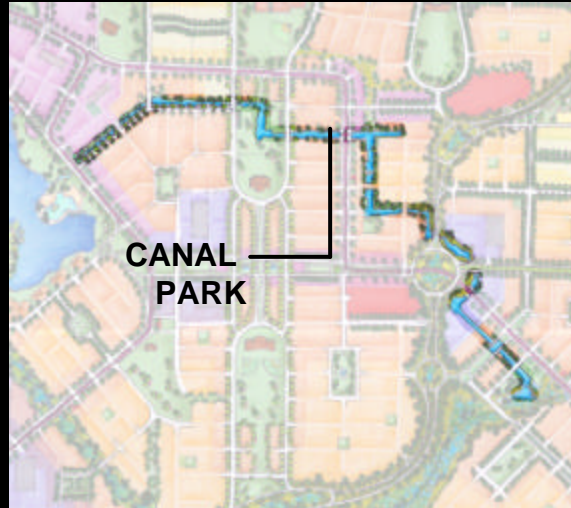
8

PUBLIC REALM

CANAL PARK



URBAN FORM



Key Concepts

- Linear Park
- Bio-Filtration
- Pedestrian Circulation
- Storm Water
- 1.8 Miles



SOFT



NATURAL

COYOTE VALLEY SPECIFIC PLAN

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PUBLIC REALM

CENTRAL COMMONS

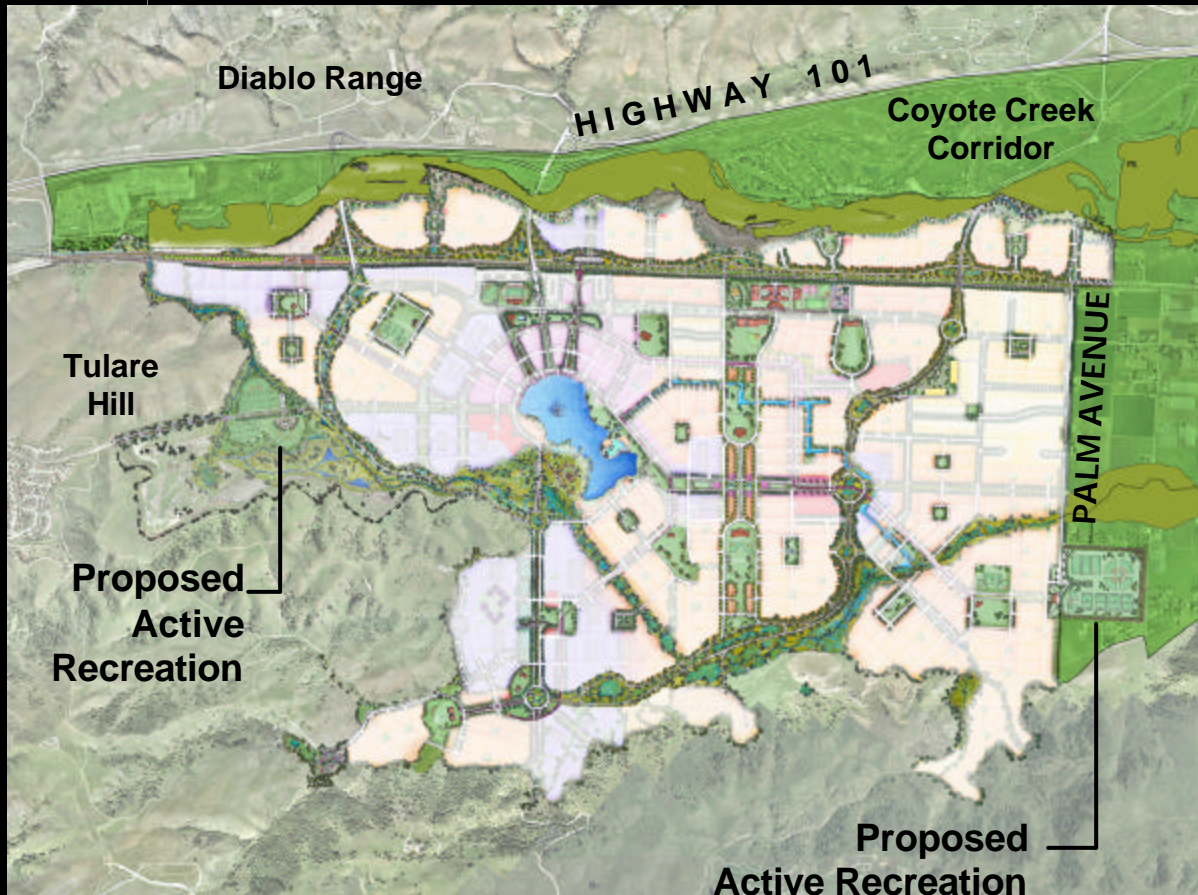


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PUBLIC REALM – FIXED ELEMENTS

OPEN SPACE/ LANDSCAPE & RECREATION



Planning Goals

- Community Parklands
- Neighborhood Parks
- School Recreational Lands
- Festival Grounds
- Community Gardens

ADDITIONAL OPEN SPACES:

- Fisher Creek Greenway
- Parkway Loop

COYOTE VALLEY SPECIFIC PLAN

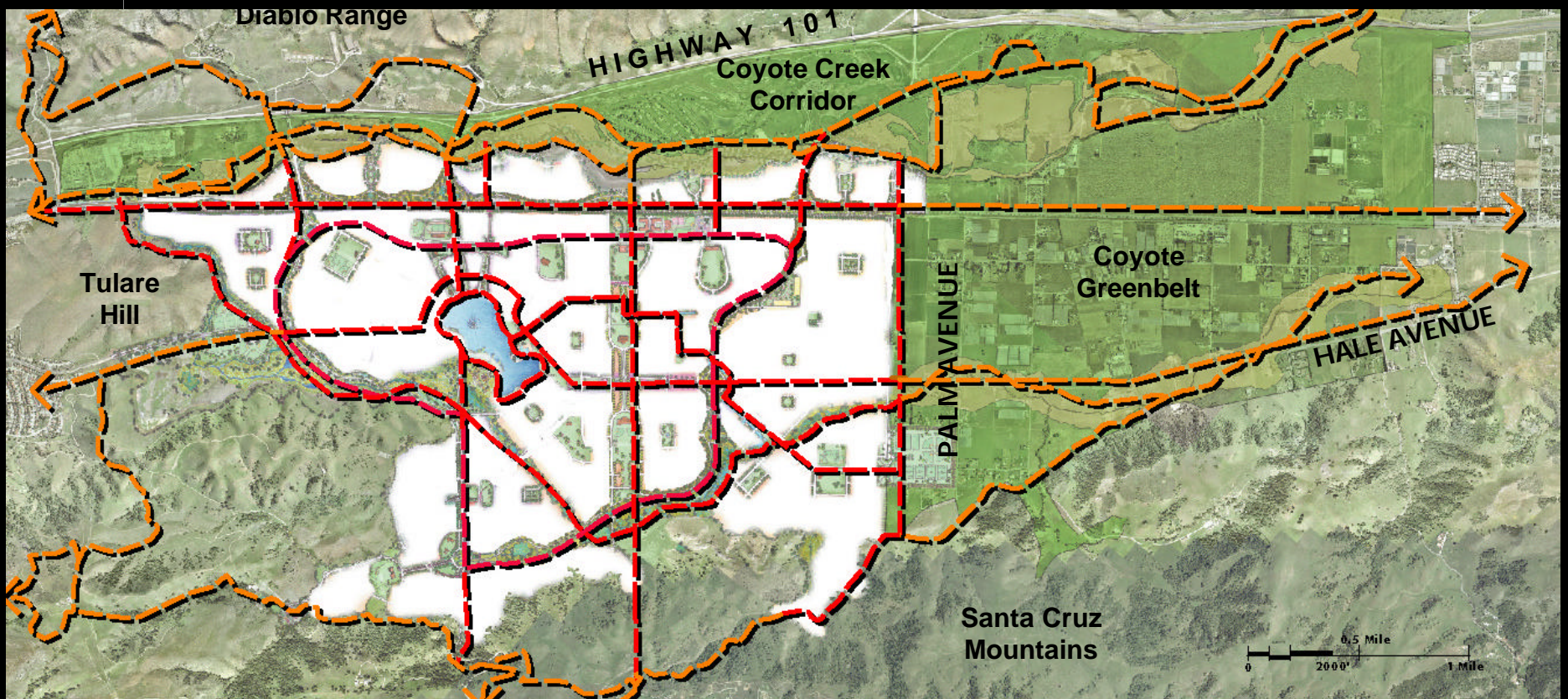
11

PUBLIC REALM

PRIMARY NON-MOTORIZED CONNECTIONS

Planning Goals

- Connect to Existing Trail Systems
- North-South Connections
- East-West Connections
- Loop Systems



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PUBLIC REALM

PRIMARY NON-MOTORIZED CONNECTIONS



EQUESTRIAN TRAIL



HILLSIDE TRAIL

Planning Goals

- Connect to Existing Trail Systems
- North-South Connections
- East-West Connections
- Loop Systems



SAFE ROUTES TO SCHOOLS



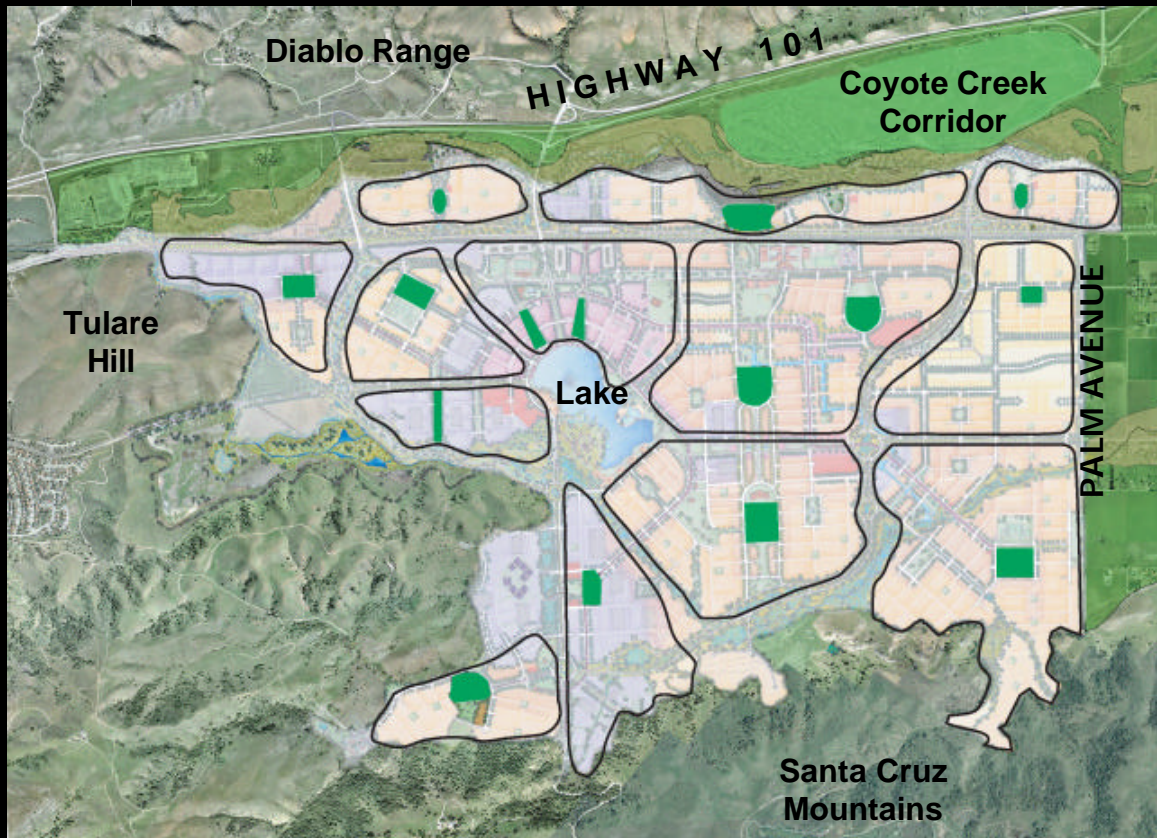
EXISTING BIKE NETWORK

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PUBLIC REALM – FLEXIBLE ELEMENTS

NEIGHBORHOOD PARKS



Planning Goals

- Serves an area within a 1/4 mile radius
- Focal point for neighborhood
- Gathering point
- Smaller recreation amenities
 - Tennis
 - Basketball
 - Turf Areas
- 5 acres minimum each park
- One park per neighborhood

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PUBLIC REALM – FLEXIBLE ELEMENTS

NEIGHBORHOOD PARKS



GARDENS



CHILDREN



SMALL GROUP ACTIVE



SENIORS

Planning Goals

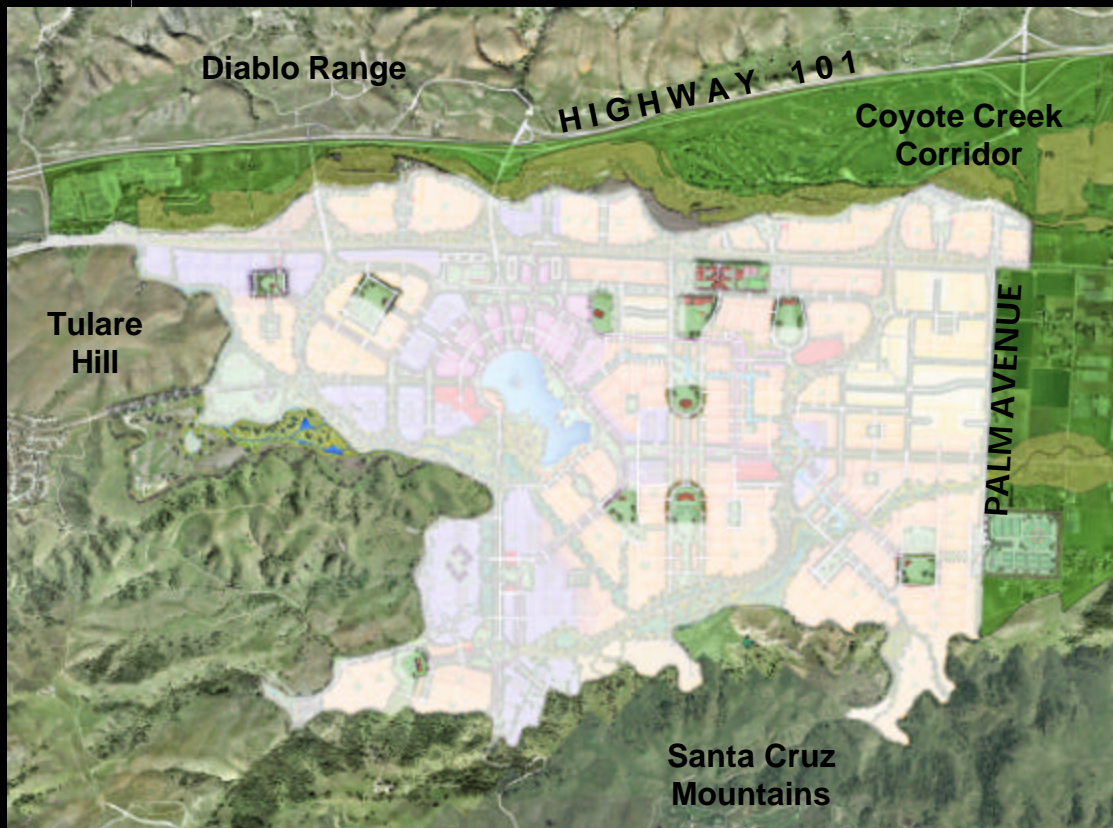
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PUBLIC REALM – FLEXIBLE ELEMENTS

SCHOOL RECREATION LANDS



Planning Goals

- Serves school recreation needs
- 1 playground per school



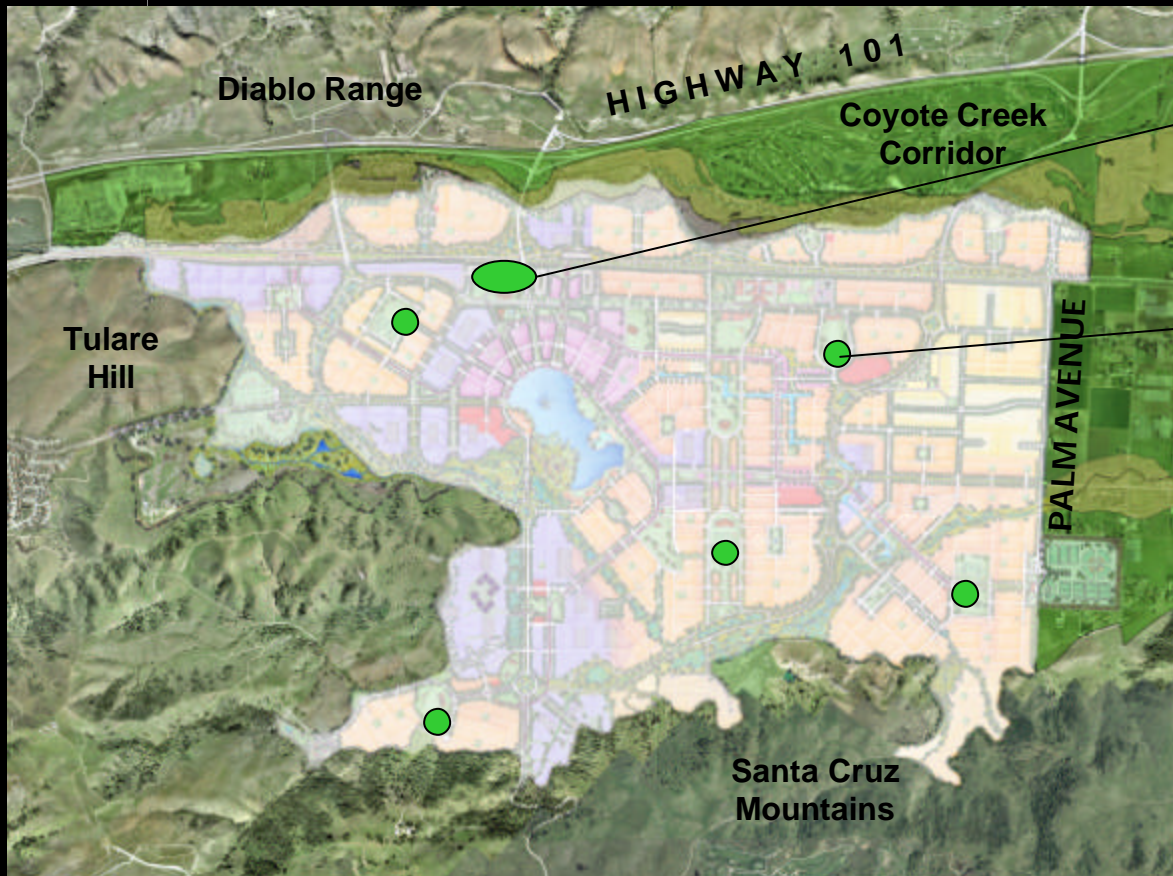
PLAYGROUND

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PUBLIC REALM – FLEXIBLE ELEMENTS

OTHER ELEMENTS



Planning Goals

- **Festival Grounds 20 acres**
 - Farmers market
 - Stadium
- **Community gardens**
 - 5 sites at 2 acres each
 - Located in larger parks
- **Pocket Parks**
 - Located throughout neighborhoods

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PUBLIC REALM

OTHER ELEMENTS



FESTIVAL GROUNDS



AGRARIAN LANDSCAPE



COMMUNITY GARDEN



POCKET PARK

Planning Goals

- **Festival Grounds 20 acres**
 - Farmers market
 - Stadium
- **Community gardens**
 - 5 sites at 2 acres each
 - Located in larger parks
- **Pocket Parks**
 - Located throughout neighborhoods

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PUBLIC REALM

PUBLIC & CIVIC PLACES & ART



PUBLIC SQUARE



PUBLIC GATHERING



URBAN WATER FEATURE



PUBLIC ART



INTERNATIONAL PARK

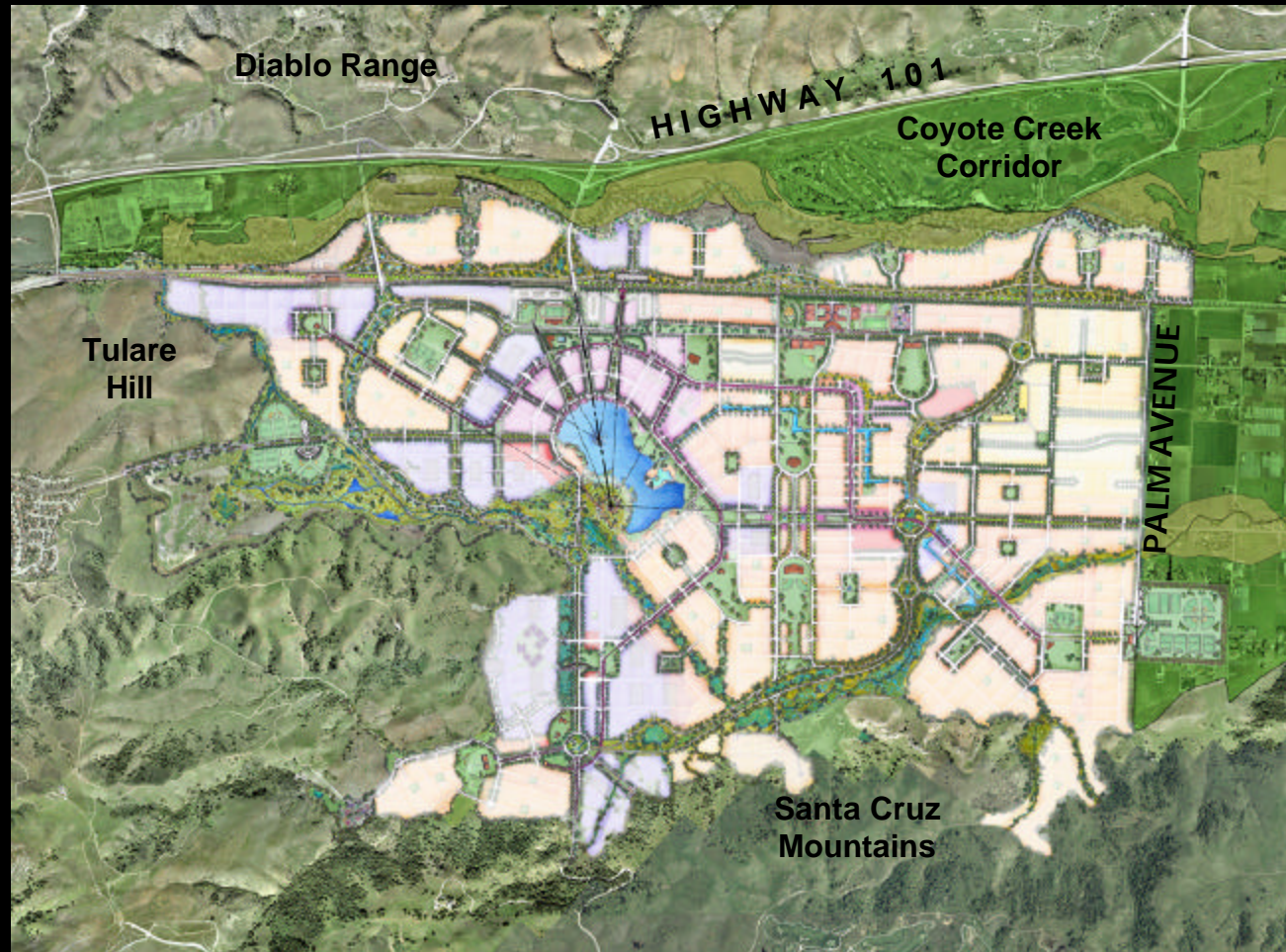


PUBLIC PLAZA

COYOTE VALLEY SPECIFIC PLAN

PUBLIC REALM

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COYOTE VALLEY SPECIFIC PLAN

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MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

■ WORKSPACE

■ Potential Driving Industries –

Software

Computers

Electronics

Internet

Bioscience

■ Mix of Building Types –

Future industries will demand more office space, including
higher density buildings

Still need R&D and low-rise development

■ Mix of Environments – Some prefer campus, others “urban”

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MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

■ WORKSPACE

■ Added Value -- Proximity to:

Transit

Retail/services

Water features

Open space

Traffic routes

HOUSING

■ Phasing –

Low-rise most feasible in near-term (current market conditions)

Mid-rise and high-rise in increasing demand over long term

■ Buildout –

Pace of development aided by providing wide mix of buildings

Goal of 50,000 jobs likely to take several decades



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MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

■ RESIDENTIAL

■ Potential Residents –

Half of regional demand is from 1-2 person households

Families seek homes near Silicon Valley employers

■ Mix of Housing Types –

Single family detached in very high demand

Townhomes are a major housing type in region

Increasing demand for “urban” multifamily buildings

- mixed-use, lofts, mid- and high-rises

Mix of apartments and for-sale homes

■ Mix of Environments – Some prefer suburban, others “urban”



COYOTE VALLEY SPECIFIC PLAN

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MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

■ RESIDENTIAL

■ Added Value -- Proximity to:

Transit

Retail/services

Water features

Schools

Open space

JOBS

■ Phasing –

Lower-density homes most feasible in near-term

Mid-rise and high-rise in increasing demand over long term

■ Buildout –

Pace of development aided by providing wide mix of
home types and price points

Goal of 25,000 homes likely to take several decades



COYOTE VALLEY SPECIFIC PLAN

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MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

■ RETAIL

■ Potential Shoppers –

Primarily residents of Coyote Valley

Some potential to capture sales from wider region

■ Mix of Retail Types –

Neighborhood shopping centers – grocery-store anchored

“Community Core” – dining and entertainment, plus
comparison goods and convenience

Freeway oriented – potential for “large-format” tenants



COYOTE VALLEY SPECIFIC PLAN

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MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

■ RETAIL

■ Added Value -- Proximity to:

Traffic Routes

Jobs

Homes

Water features

Transit

■ Phasing –

Neighborhood centers develop as households are in place

“Community core” tenants in increasing demand over long term

Freeway-oriented could happen soon

■ Buildout –

3 neighborhood centers distributed throughout Valley

“Community core” with multiplex cinema, restaurants, mixed-use



COYOTE VALLEY SPECIFIC PLAN

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MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

■ OVERALL

■ Emphasize quality of life:

Coyote Valley's unique advantage will be environment with
Jobs, Housing, Retail, Institutions, Recreation

■ Encourage diversity:

Wide range of densities, environments, price points

■ Prioritize mixed-use core:

Enhances viability of higher-density, higher-cost building types

■ Allow flexibility for changing conditions:

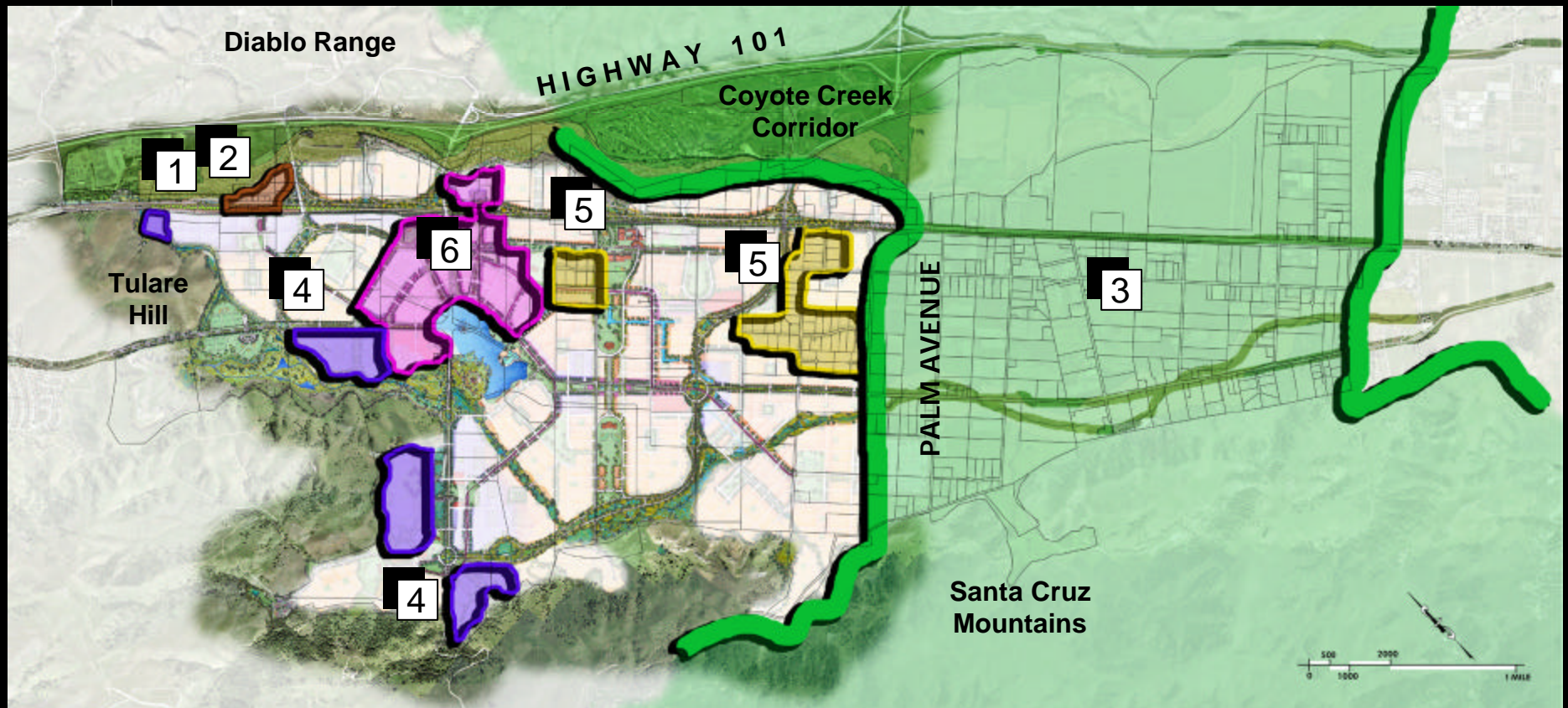
Demand for various building types will change over time

COYOTE VALLEY SPECIFIC PLAN

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LAND USE PRINCIPLES AND ASSUMPTIONS

- 1 - Develop appropriate buffering land use & maintain adequate distance between Metcalf Power Plant & any residential.
- 2 - Maintain the Hamlet as a unique historic neighborhood.
- 3 - Maintain a distinct rural break between San Jose & Morgan Hill.
- 4 - Maintain existing industry driving workplace users opportunities.
- 5 - Preserve, protect & transition around existing residential neighborhoods.
- 6 - Greatest intensity & mix of uses at community core.



COYOTE VALLEY SPECIFIC PLAN

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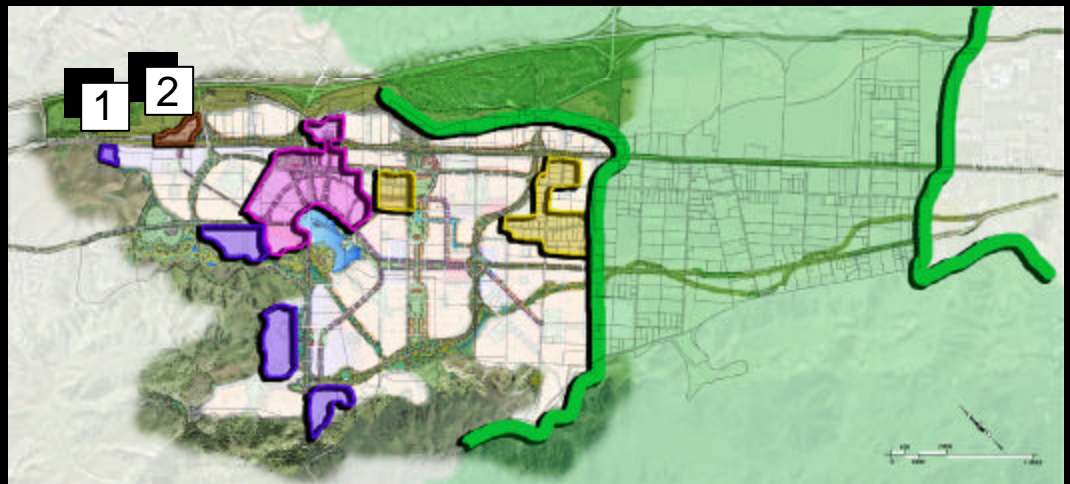
LAND USE PRINCIPLES AND ASSUMPTIONS

- 1 - Develop appropriate buffering land use & maintain adequate distance between Metcalf Power Plant & any residential.
- 2 - Maintain the Hamlet as a unique historic neighborhood.

The Hamlet



Metcalf Power Plant



COYOTE VALLEY SPECIFIC PLAN

29 LAND USE PRINCIPLES AND ASSUMPTIONS

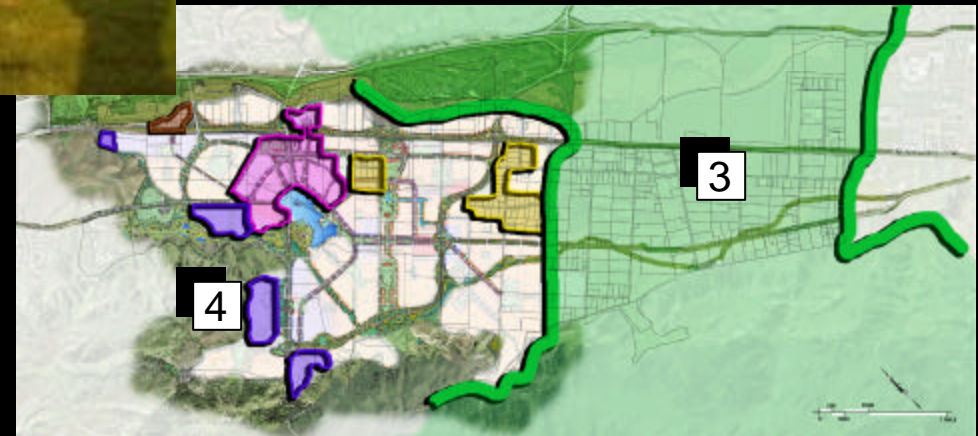
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IBM Corporation



Rural uses



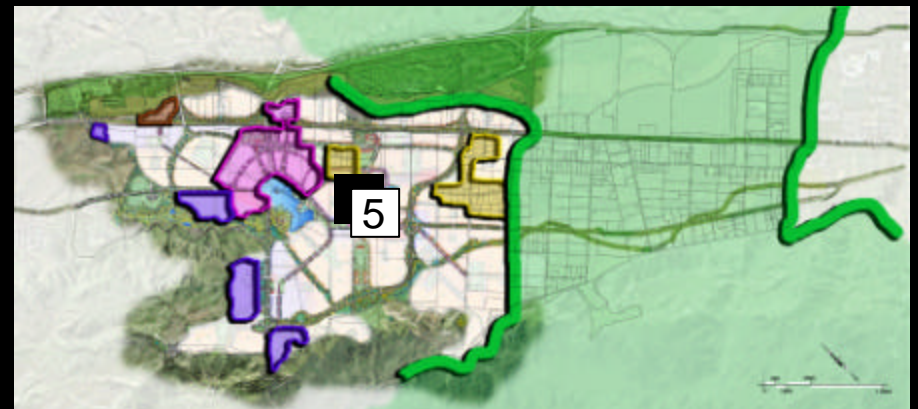
COYOTE VALLEY SPECIFIC PLAN

30 LAND USE PRINCIPLES AND ASSUMPTIONS

5 - Preserve, protect & transition around existing residential neighborhoods.



Transitional subdivision



COYOTE VALLEY SPECIFIC PLAN

31 LAND USE PRINCIPLES AND ASSUMPTIONS

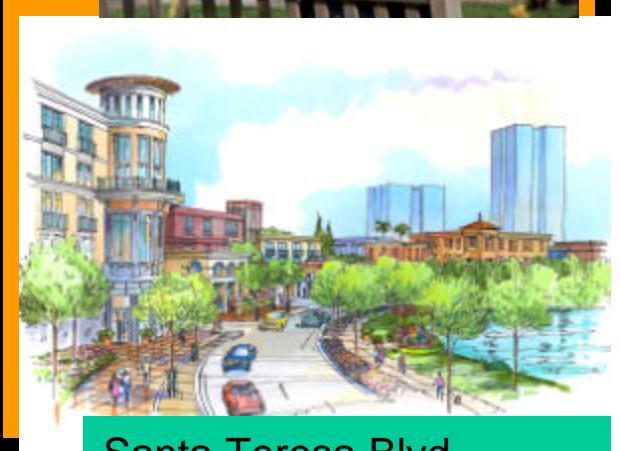
6 - Greatest intensity & mix of uses at community core.



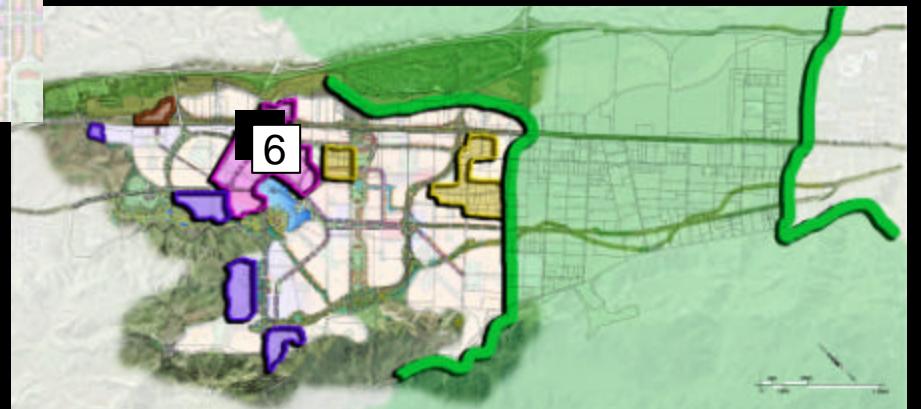
View from Bailey Ave.



Design studio consensus



Santa Teresa Blvd.
around the lake

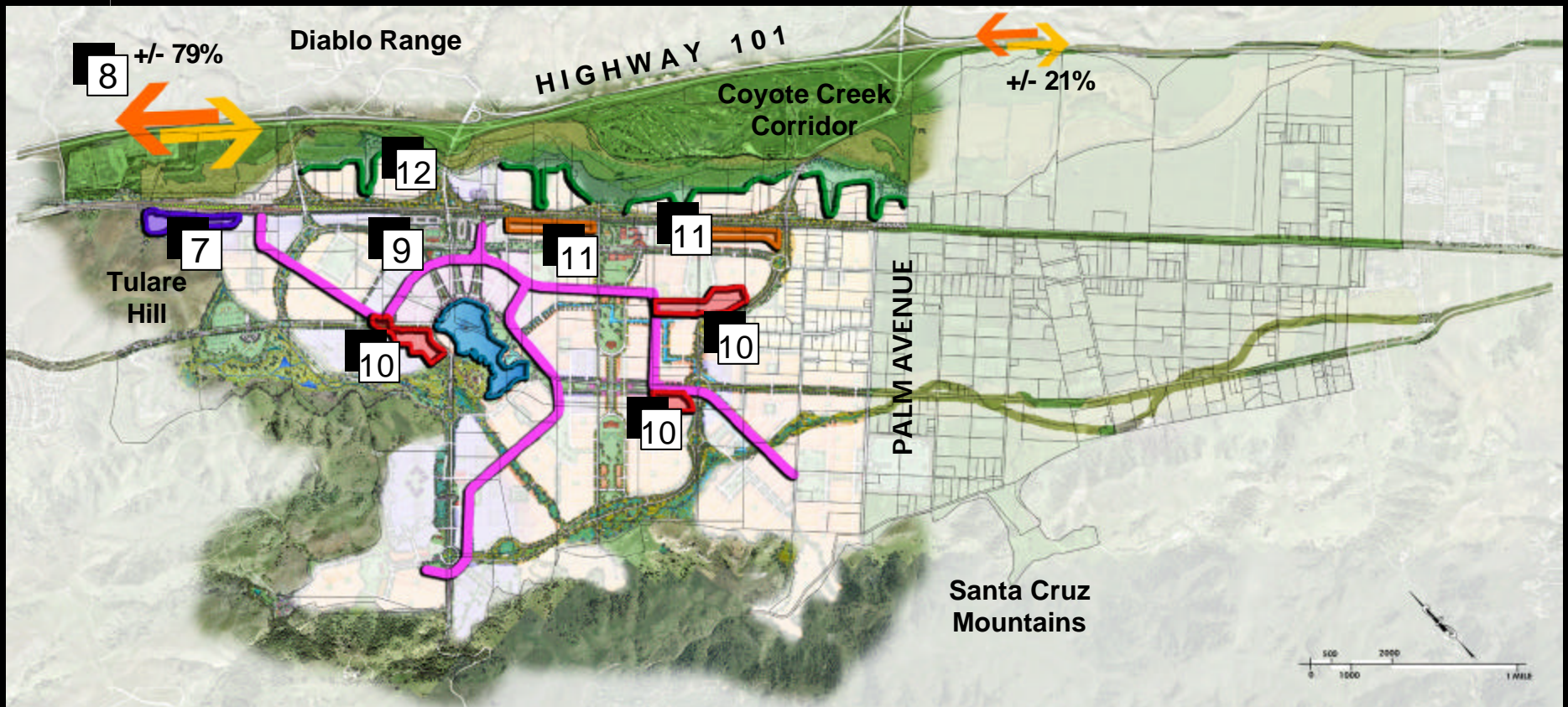


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LAND USE PROPOSALS

- 7 - Lower intensity workplace facilities along railroad.
- 8 - Most (79%) of non-local workers will live to the north, so workplaces should remain primarily in the north.
- 9 - Uses should intensify along fixed guideway transit.
- 10 - Local retail should be convenient to both transit & auto.
- 11 - Higher density residential can use structured parking to buffer railroad.
- 12 - Residential uses east of Monterey Road can orient to Coyote Creek open space.

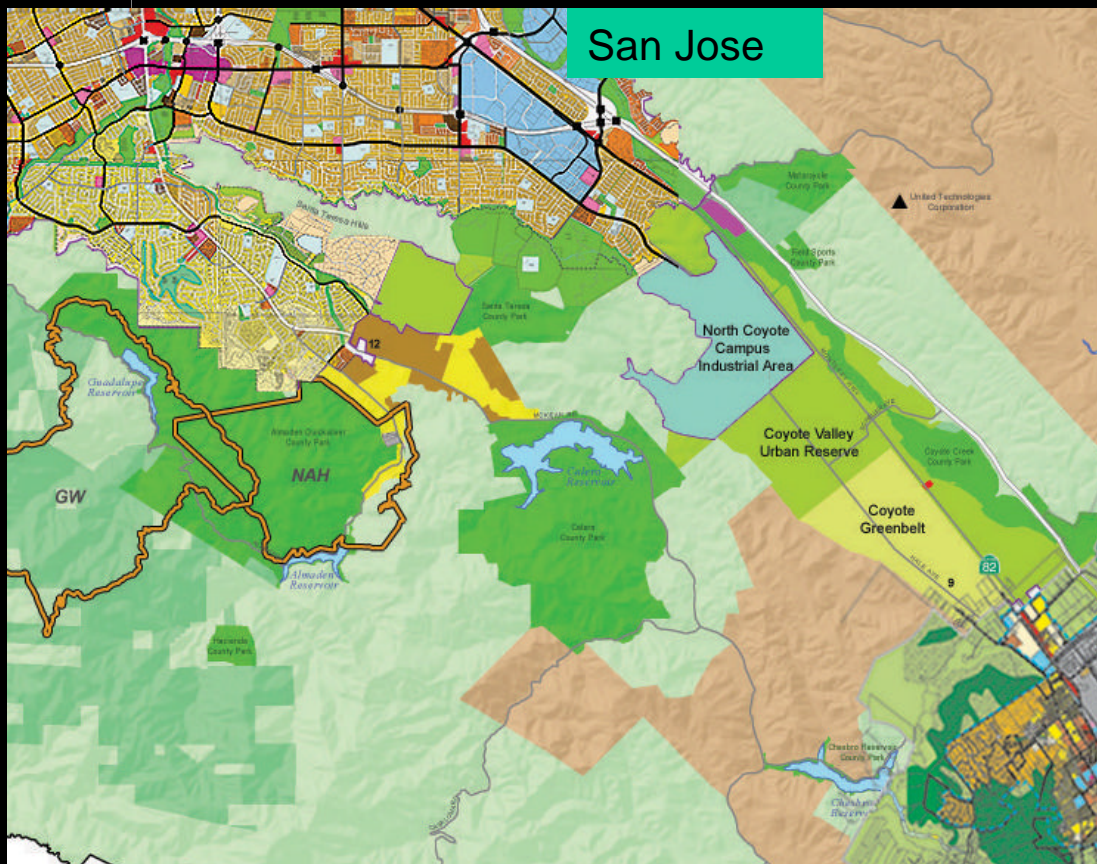


COYOTE VALLEY SPECIFIC PLAN

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LAND USE PROPOSALS

- 7 - Lower intensity workplace facilities along railroad.
- 8 - Most (79%) of non-local workers will live to the north, so workplaces should remain primarily in the north.



Workplace along railroad



COYOTE VALLEY SPECIFIC PLAN

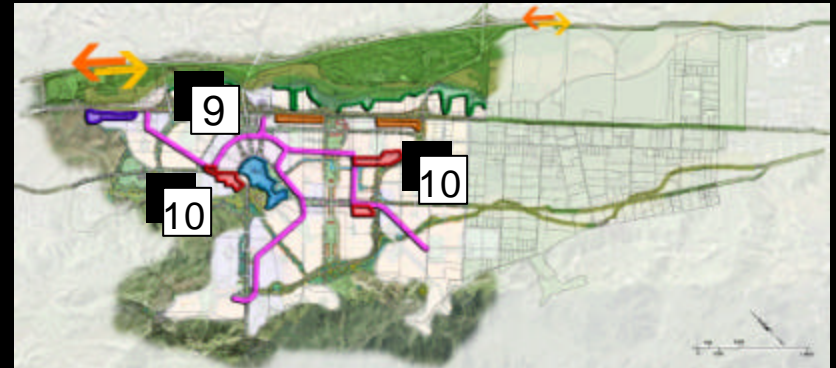
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LAND USE PROPOSALS

- 9 - Uses should intensify along fixed guideway transit.
- 10 - Local retail should be convenient to both transit & auto.



Auto convenient retail



COYOTE VALLEY SPECIFIC PLAN

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LAND USE PROPOSALS

11 - Higher density residential can use structured parking to buffer railroad.

12 - Residential uses east of Monterey Road can orient to Coyote Creek open space.



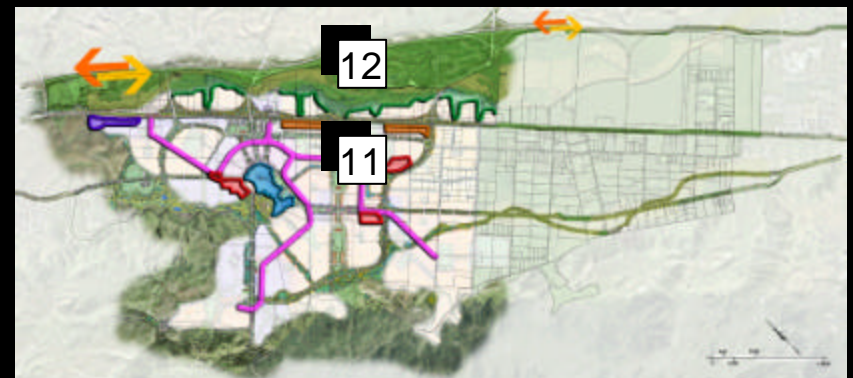
Coyote creek open space



Monterey Rd.



High density residential with parking as buffer

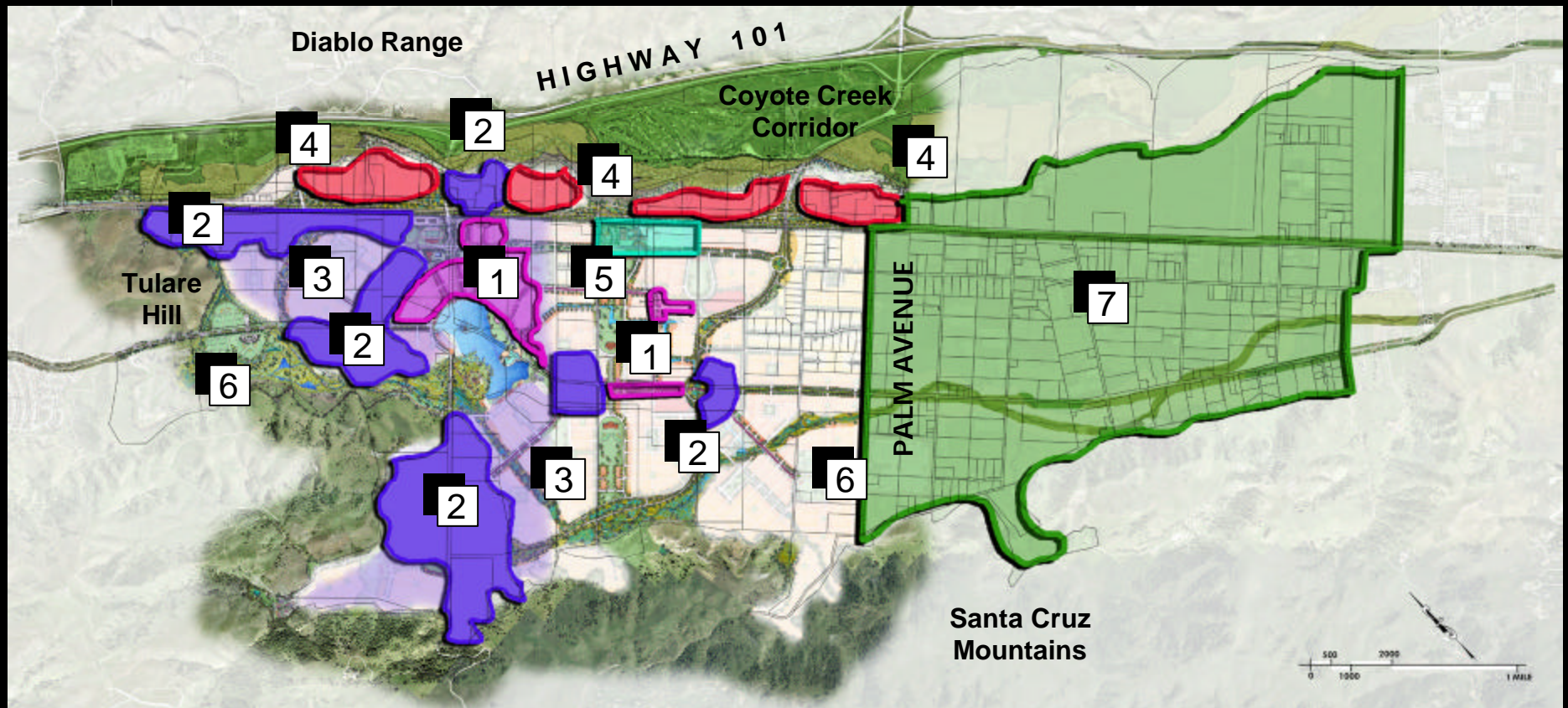


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LAND USE ISSUES

- 1 - A substantial component of industry driving jobs should be accommodated in mixed use areas.
- 2 - Maintain some traditional corporate campus opportunities.
- 3 - Intensify workplace by using structured parking to allow a greater proportion of family housing
- 4 - Provide options for large format & big \$ (i.e. auto) retail sales tax generators along Monterey Road.
- 5 - Locate high school away from railroad & consider possibility of 2 smaller high schools.
- 6 - Locate regional play fields in greenbelt and / or Laguna Seca detention area.
- 7 - Acquisition, agricultural viability, environmental / land value enhancement.

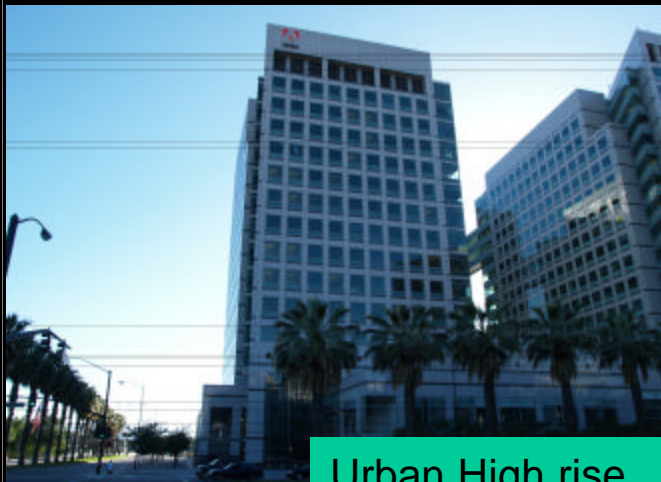


COYOTE VALLEY SPECIFIC PLAN

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LAND USE ISSUES

- 1 - A substantial component of industry driving jobs should be accommodated in mixed use areas & urban high rise.
- 2 - Maintain some traditional corporate campus opportunities.



Urban High rise



Traditional Corporate Campus

Within Mixed Use

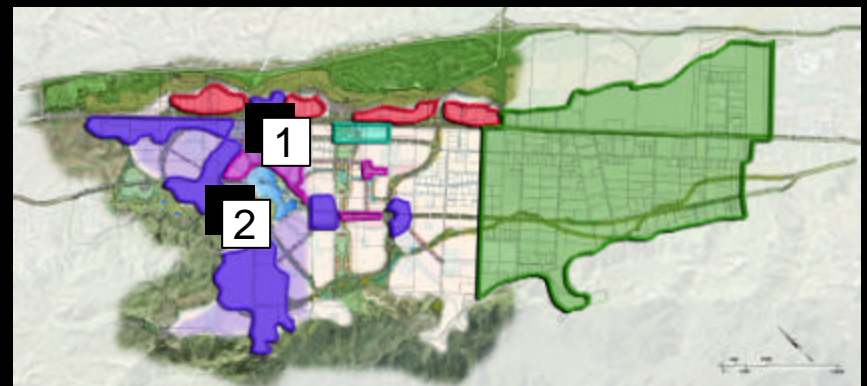


ONE-THIRD OF EMPLOYMENT IS IN SMALL FIRMS; 55% IN MEDIUM FIRMS, 15% IN LARGE FIRMS

	Small		Medium		Large
	<10	10-35	35-100	100-1000	1000+
Share of Workers	12%	18%	21%	34%	15%
Share of Companies	70%	19%	7%	3%	1%
Number of Workers	43,810	63,580	74,960	120,290	52,930
Number of Companies	13,070	3,440	1,320	540	20

Distribution of Employment And Businesses by Company Size

SOURCE: EDC 2012 ESS202

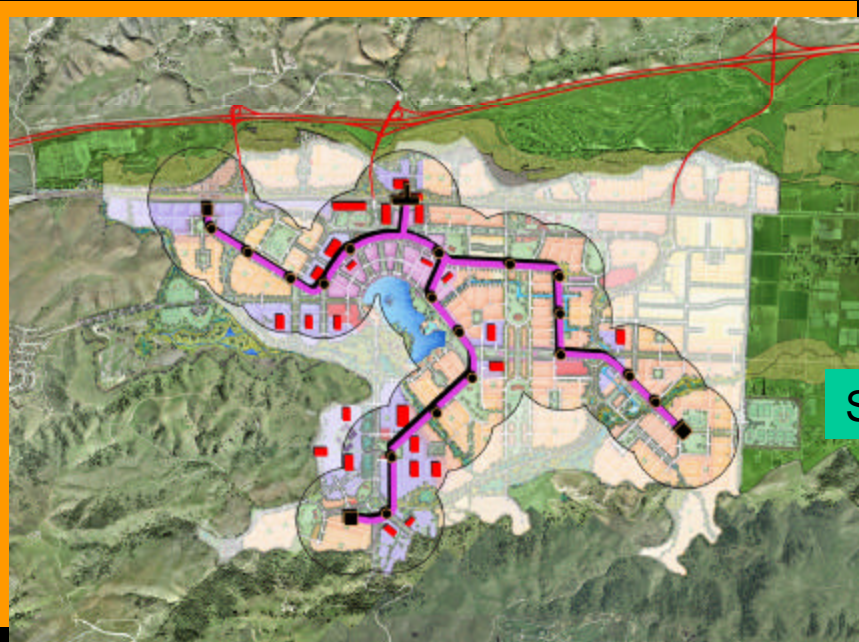


COYOTE VALLEY SPECIFIC PLAN

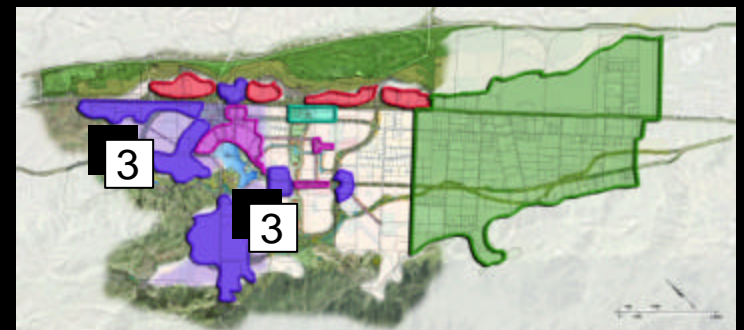
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LAND USE ISSUES

3 - Intensify workplace by using structured parking to allow a greater proportion of family housing



Structured District Parking



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LAND USE ISSUES

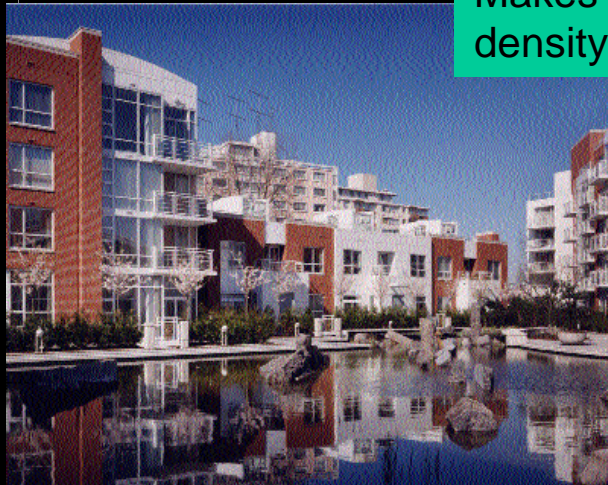
3 - Intensify workplace by using structured parking to allow a greater proportion of family housing



Going from surface to structured parking



Makes room to go do less high density and more family housing



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LAND USE ISSUES

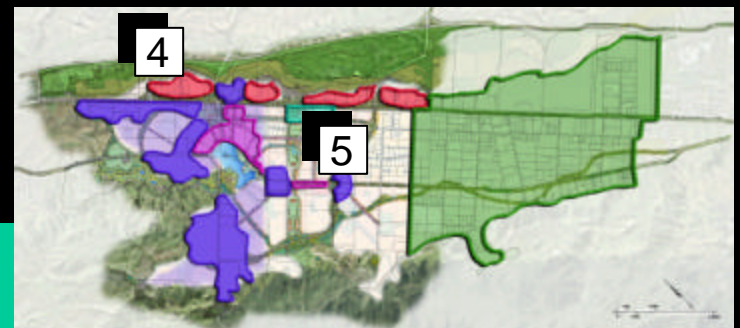
- 4 - Provide options for large format & big \$ (i.e. auto) retail sales tax generators along Monterey Road.
- 5 - Locate high school away from railroad & consider possibility of 2 smaller high schools.



Best environment for educational excellence



Big \$ retail along Monterey Road



COYOTE VALLEY SPECIFIC PLAN

41 LAND USE ISSUES

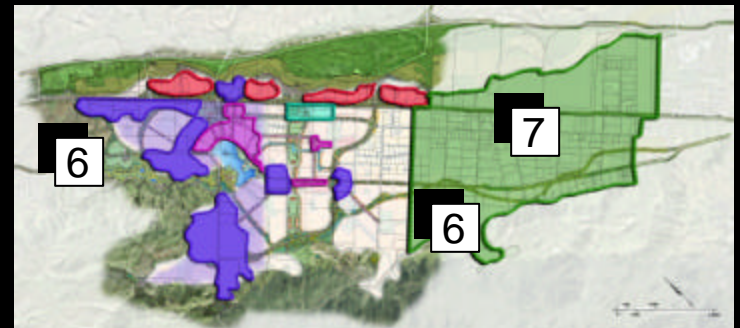
6 - Locate regional play fields in greenbelt and / or Laguna Seca detention area.

7 - Acquisition, agricultural viability, environmental / land value enhancement.



Ball fields south of Palm Ave. and east and west of Santa Teresa Blvd. north of Bailey Ave.

Greenbelt land uses

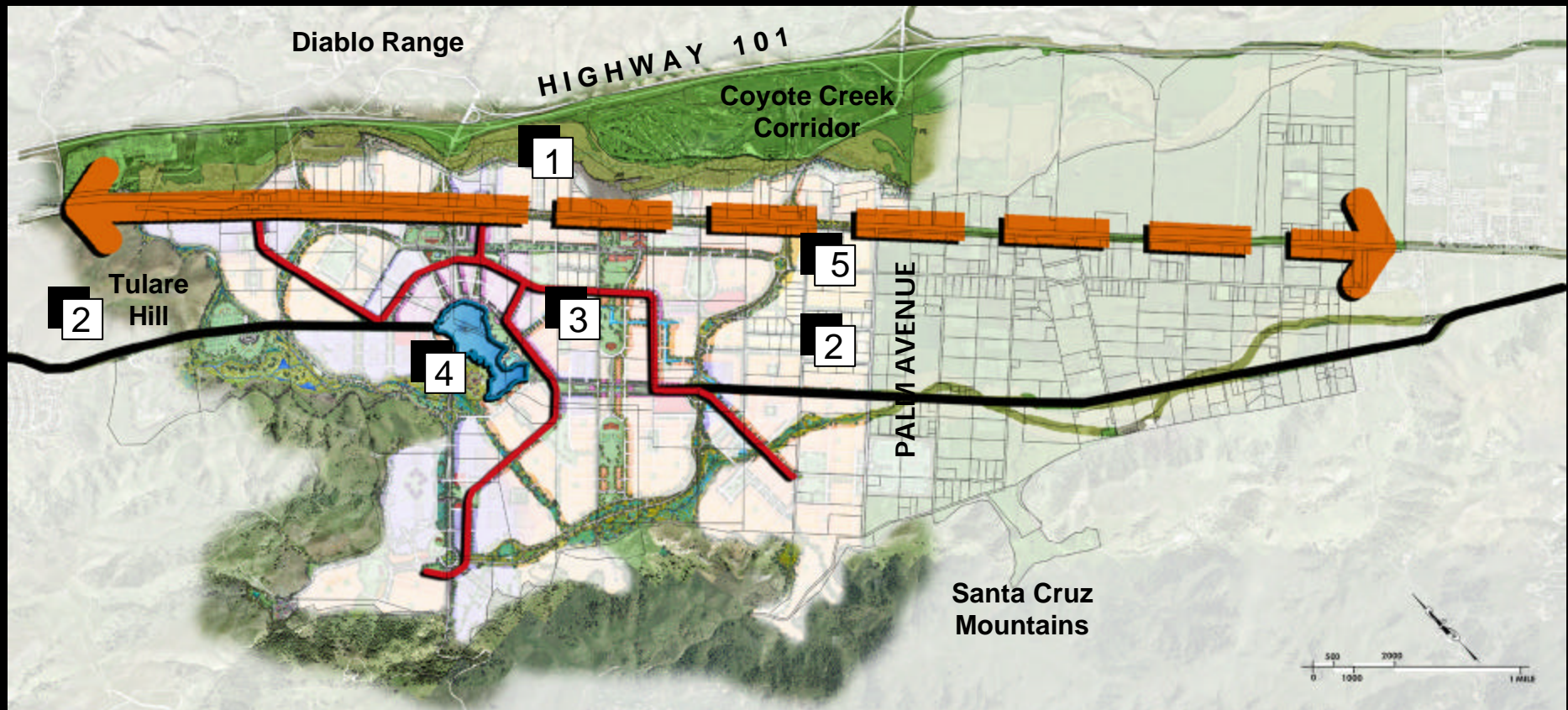


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Questions & Concerns from August 30th:

- 1 - Will CalTrain service continue south to Morgan Hill – Gilroy?
- 2 - Will there be adequate north/south routes, linking Morgan Hill to San Jose, through Coyote Valley?
- 3 - Will the cost of the fixed guideway transit be balanced by savings in road construction?
- 4 - Will the lake & its relation to groundwater be done in a safe, reliable, cost effective & environmentally sustainable manner?
- 5 - What about transit from areas not served by fixed guideway?



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Questions & Concerns from August 30th:

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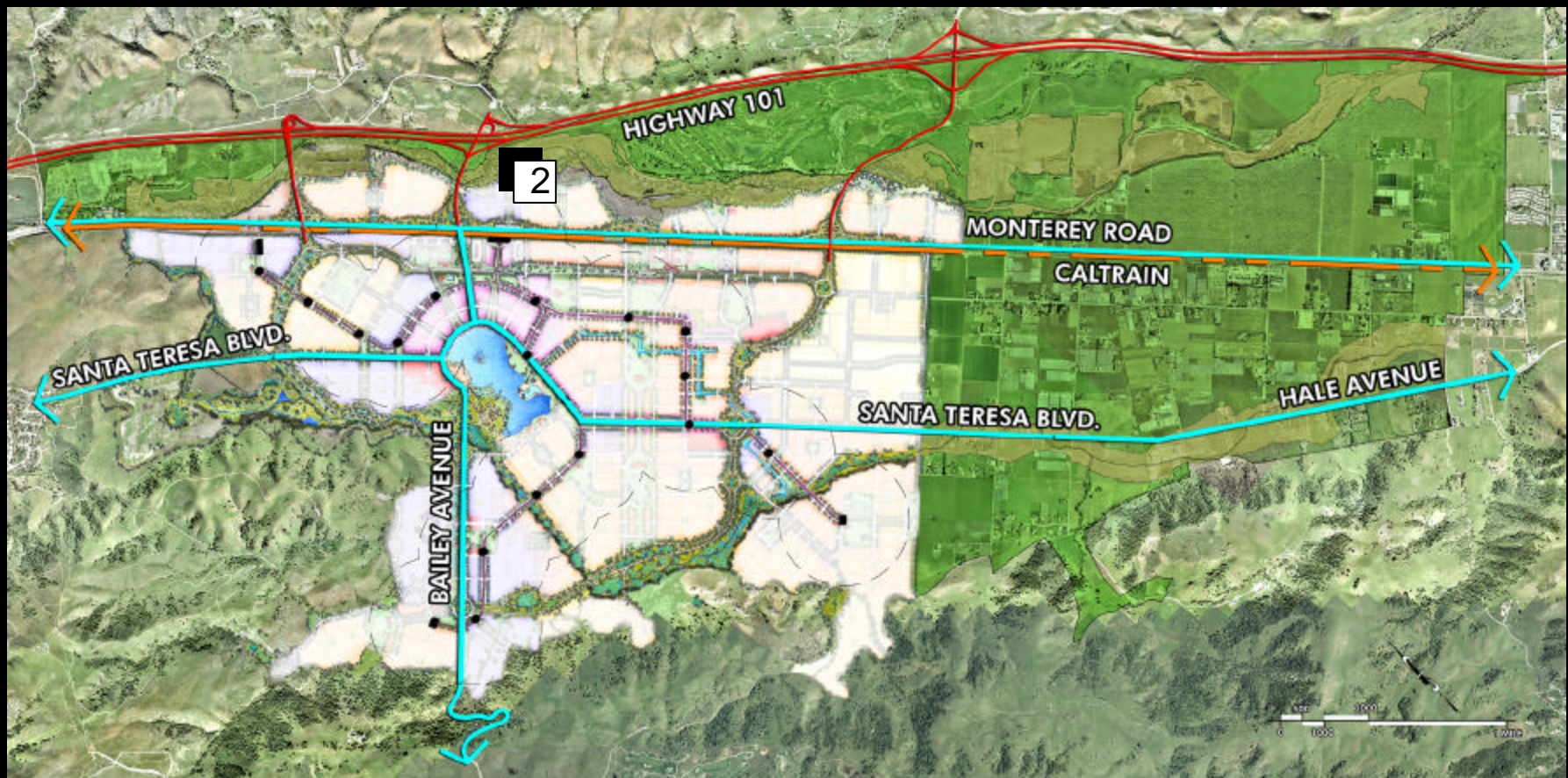


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Questions & Concerns from August 30th:

- 2 - Will there be adequate north/south routes, linking Morgan Hill to San Jose, through Coyote Valley?

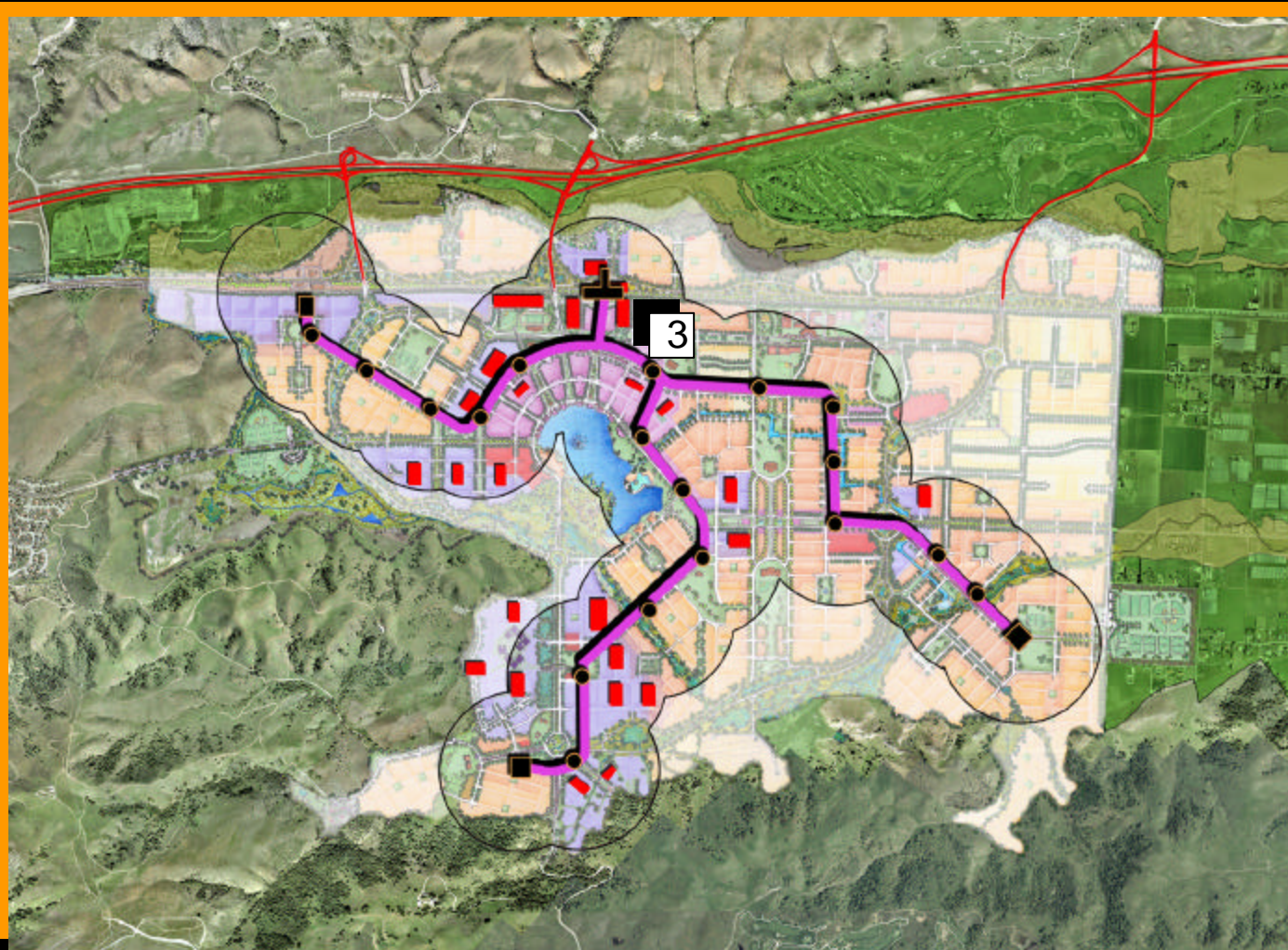


COYOTE VALLEY SPECIFIC PLAN

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Questions & Concerns from August 30th:

3 - Will the cost of the fixed guideway transit be balanced by savings in road construction?

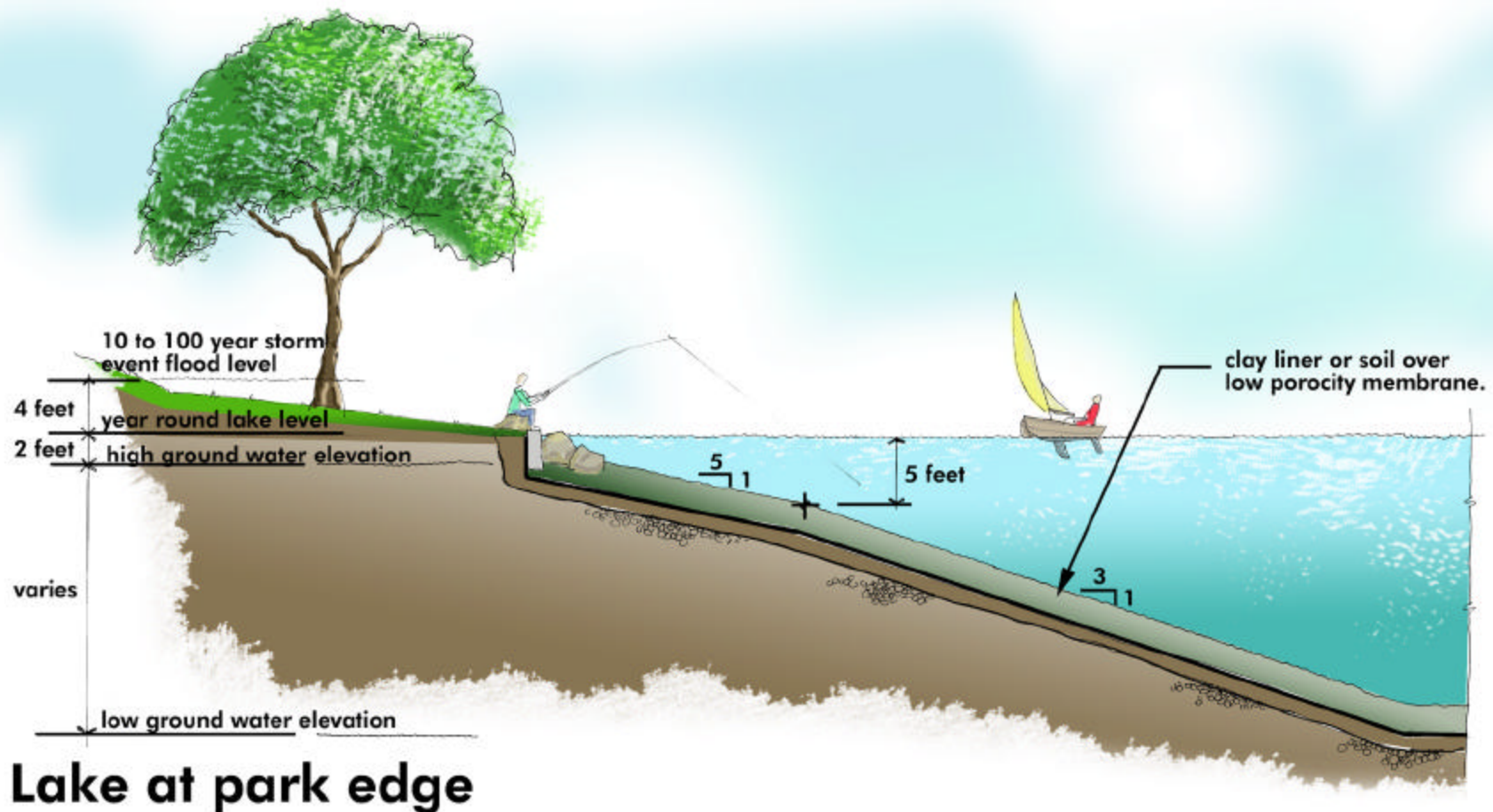


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Questions & Concerns from August 30th

- 4 - Will the lake & its relation to groundwater be done in a safe, reliable, cost effective & environmentally sustainable manner?



COYOTE VALLEY SPECIFIC PLAN

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Questions & Concerns from August 30th

5 – What about transit from areas not served by fixed guideway?

